

**City of Pomona
Successor Agency Oversight Board
Special Meeting Minutes**

**City Council Chambers
Pomona City Hall
Pomona, California**
www.ci.pomona.ca.us

**February 27, 2014
1:30 p.m.**

Board Members present:

Carrie Sutkin, Chair
Elliott Rothman, Vice Chair
Mike Gregoryk, Board Member
Gerry Hertzberg, Board Member
Jane Rich, Board Member
Bruce Saito, Board Member

Board Members absent:

Leslie Barnes, Board Member

Staff Members Present:

Linda Lowry, City Manager
Paula Chamberlain, Finance Director
Raymond Fong, Director of Redevelopment
Eva M. Buice, City Clerk of the Oversight Board
Teresa L. Highsmith, Oversight Board Legal Counsel

CALL TO ORDER

Chair Sutkin called the meeting to order at 1:34 p.m.

ROLL CALL

Eva M. Buice, Clerk of the Oversight Board, called roll

PLEDGE OF ALLEGIANCE

Vice-Chair Rothman led the Pledge of Allegiance

PUBLIC COMMENT

Paula Chamberlain, Finance Director, introduced Eva M. Buice, the new City Clerk of the Oversight Board.

1. Adopt a Resolution of the Pomona Successor Agency Oversight Board, California, approving the Recognized Obligation Payment Schedule for the period of July 1, 2014 through December 31, 2014 "ROPS 14-15A" and approving the Administrative Budget.

Paula Chamberlain, Finance Director, gave a brief report on the ROPS 14-15A, indicating that there was a correction to the ROPS 14-15A on Line Item No. 24 relating to the Pomona Brewery, which had been on the ROPS 14-15A initially, but did not have an amount indicated. The ROPS 14-15-A was been corrected to indicate the amount of \$48,000 for the Pomona Brewery. In addition, the Fiscal Consultant Report Line Item No. 24 was also added to the ROPS 14-15A.

Chair Sutkin inquired if the Department of Finance (DOF) has questioned anything that has been submitted to them. Ms. Chamberlain indicated no.

Motion by Board Member Rothman, seconded by Board Member Hertzberg, carried by unanimous vote of the members present (6-0-1-0) Board member Barnes being absent, the Resolution of the Pomona Successor Agency Oversight Board, California, approving the Recognized Obligation Payment Schedule for the period of July 1, 2014 through December 31, 2014 "ROPS 14-15A" and approving the Administrative Budget was approved.

2. Adopt a Resolution of the Pomona Successor Agency Oversight Board California, approving the sale of a 0.96 acre remnant parcel to Seventh Street Development (Mission 71 West, LLC) at a purchase price of \$20,000 for inclusion in an adjacent industrial development project.

Raymond Fong, Director of Redevelopment, made a presentation to the Oversight Board relating to the sale of a 0.96 acre remnant parcel to Craig Furniss, President of Seventh Street Development (Mission 71 West, LLC) at a purchase price of \$20,000 for inclusion in an adjacent industrial development project. Mr. Fong informed the Oversight Board that the Successor Agency is the owner of the remnant property and that the property is listed in the Long Range Property Management Plan (LRPMP) for transfer to the City for no compensation as a governmental purpose transfer, possibly for ancillary parking.

Mr. Fong continued to give a brief history of the parcel which was initially utilized by Cal-Trans but is no longer required; he indicated that the parcel is vacant.

Mr. Fong further stated that Seventh Street Development has purchased the 23.4 acre property immediately west of the remnant parcel and would like to include the remnant parcel in their development project for which a Conditional Use Permit has been filed with the Planning Division. Mr. Fong is recommending sale of the remnant parcel to Mr. Furniss as there is no real monetary value to the parcel in that it is not accessible to the public and is physically blocked by the Chino Hills Freeway and the 23.4 acres of property owned by Mr. Furniss. Therefore, staff is recommending that the parcel be sold to Mr. Furniss, whereby the property could be maintained and also be assessed for property taxes.

Board Member Gregoryk inquired if the parcel had been appraised. Mr. Wong informed the Oversight Board that the parcel had not been appraised due to the estimated cost of appraisal of \$5,000 to \$10,000. In addition, in order to obtain an appraisal for the remnant parcel, an analysis would have to be completed for the total development project.

Vice-Chair Rothman inquired if the matter concerning the remnant parcel went before the City's Department of Parks and Recreation or the City Council, and asked if anyone is expecting the parcel to be used for parking. Mr. Wong indicated that no one was expecting the remnant parcel to be used as parking; however, it was defined as such for the purpose of the Long Range Property Management Plan. Linda Lowry, City Manager, stated that the matter had been reviewed by Community Services and by Mr. Mark Lazzaretto, Community Development Director.

Mr. Furniss informed the Board that the property has no real value and over time would become a "nuisance and liability" for the City due to the increased presence of homeless individuals and graffiti. He added that, as the developer, he would improve and maintain the property with landscaping and pavement and that it would not be used for any standing structures. Additionally, Mr. Furniss indicated that he would pay the Successor Agency \$20,000 for either an easement or fee title.

Chair Sutkin suggested that the Oversight Board table this item for two weeks. Board Member Gregoryk indicated he would like additional information on this item and he was concerned whether the property would be better suited for public parking purposes rather than commercial development.

Vice-Chair Rothman requested that Mr. Mark Lazretto, Community Development Director, be present at the next meeting in March.

After discussion, on motion of Vice-Chair Rothman, seconded by Board Member Gregoryk, carried by unanimous vote of the members present (6-0-1-0) Board member Barnes being absent, the Board tabled this item for two weeks.

DEPARTMENT OF FINANCE COMMUNICATIONS

Paula Chamberlain, Finance Director, indicated that the Department of Finance requested additional information on the Long Range Property Management Plan (LRPMP) and is requesting to see all purchase and closing documents of all properties listed in the LRPMP. Ms. Chamberlain informed the Oversight Board that staff has to go through the archives to retrieve the documents for submittal to the DOF.

Ms. Chamberlain also shared that the State Controller is performing audits on all former Redevelopment Agency asset transfers made to a city, county or other local agency after January 1, 2011 and will be coming soon.

FUTURE AGENDA ITEMS

Adopt a Resolution of the Pomona Successor Agency Oversight Board California, approving the sale of a 0.96 acre remnant parcel to Seventh Street Development (Mission 71 West, LLC) at a purchase price of \$20,000 for inclusion in an adjacent industrial development project.

ADJOURNMENT

By Common Consent, there being no objection (Board Member Barnes being absent), the Board adjourned at 2:19 p.m. The new Regular Pomona Successor Agency Oversight Board Meeting is schedule to be held on Thursday, March 13, 2014 at 1:30 p.m.

Eva M. Buice, MMC, Clerk of the
Oversight Board

ATTEST:

Carrie Sutkin, Chairperson